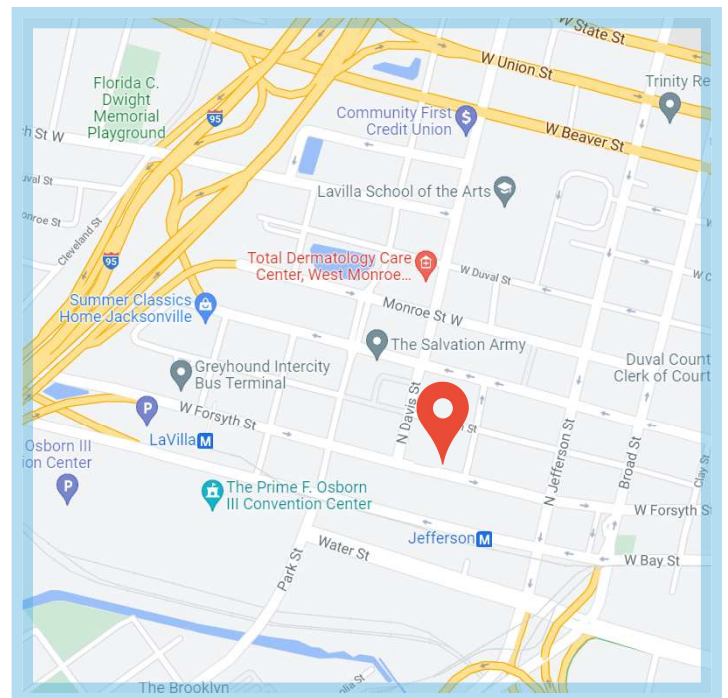




## PROPERTY DESCRIPTION

- ▶ 0.30 AC Project Site Available in the Heart of Downtown Jacksonville
- ▶ Large Outdoor Space Allows for Many Possibilities Including Parking, Outdoor Dining Space, & More!
- ▶ High Visibility in Fast-Growing La Villa, One Block from Emerald Trail
- ▶ 801 W. Forsyth Features:
  - ▶ Approx. 1,409 SF - 2,860 SF
  - ▶ Exposed Brick
  - ▶ Corner Building
  - ▶ New Roof System
- ▶ 827 W. Forsyth Features:
  - ▶ Approx. 7,400 SF
  - ▶ Extra Large Roll Up Door
  - ▶ Elevator to Second Floor
  - ▶ Fully Heated & Cooled
- ▶ Purchase Price: \$1.5 Million





## ABOUT 801 WEST FORSYTH

The large outdoor area allows for many possibilities including Parking, Outdoor Dining, & More! The corner building is approximately 1,409 SF with the ability to expand to 2,860 SF. Features include High Visibility on West Forsyth Street and Madison Street, Exposed Brick, & More!

## 801 WEST FORSYTH EXTERIOR PHOTOS

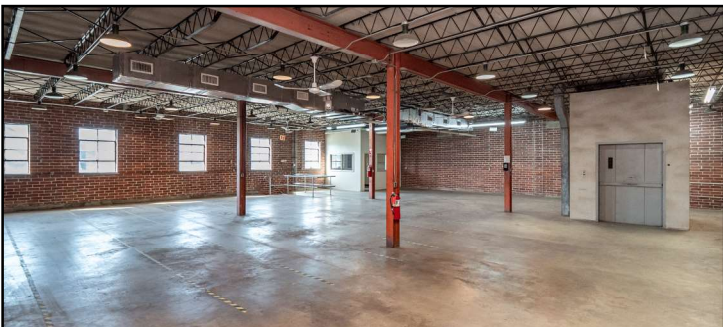




## ABOUT 827 WEST FORSYTH

One of only a handful of Industrial Flex/Office buildings in Downtown Jacksonville. Features include an Extra wide roll-up door, Elevator, Attractive offices, Open floor plan, & More! Approximately 7,400 SF between Two Floors.

## 827 WEST FORSYTH INTERIOR PHOTOS





## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
2022 Total Population:	6,848	89,129	203,999
Median Age:	45	39	39
<b>HOUSEHOLDS</b>			
2022 Total Households:	3,499	36,785	84,147
Average Household Income:	\$36,029	\$37,526	\$40,747